



Windermere

£1,500 pcm

1 Applerigg
Windermere
Cumbria
LA23 1EW

A detached, four bedroom modern family home situated on the outskirts of the village of Windermere for those living or working in Cumbria. Spacious unfurnished accommodation comprising two reception rooms plus conservatory, kitchen, en suite shower room, family bathroom and garage, driveway parking and garden.

- Detached Four Bedroom Family Home
- Two Reception Rooms and Conservatory
- Ensuite Shower Room, Bathroom, Cloakroom
- Double Garage, Driveway, Garden
- Private Cul de Sac Location
- Unfurnished
- Local Occupancy Condition Applies
- No Smokers or Sharers
- Council Tax Band F
- Available Early March

Property Ref: WR717





Lounge

Location: From Windermere take the A591 to Ambleside to mini-roundabout. Turn right onto Patterdale Road (A592). Travel for 100 Yards & Applerigg is the first turning on the right. Property is the first on the left.

Local Occupancy Condition Applerigg is subject to a relatively inclusive Local Occupancy Clause whereby the property can only be occupied by the following descriptions of persons

(a) a person employed, about to be employed or last employed in the locality; or

(b) a person who has, for the period of three years immediately preceding his occupation, has his only or principal residence in the locality.

In this condition 'locality' shall mean the administrative County of Cumbria and the expression 'person' shall include the dependants of a person residing with him or her or the widow of such a person.

Services: Mains electric, gas and water supply. Mains drainage.

Viewings: Strictly by appointment with Hackney & Leigh – Windermere Office.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references

and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



Kitchen



Bedroom 1



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Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.